MINUTES
BOARD OF TRUSTEES OF BLINN COLLEGE

Board Room
Third Floor, Administration Building
Blinn College, 802 Green Street
Brenham, Texas

Regular Meeting, Tuesday, June 15, 2010, 7:00 p.m.

The Board of Trustees convened at 7:02 p.m. in the Board Room with the following members present: Mr. Atwood C. Kenjura, President, presiding; Mr. Leon B. Toubin, Vice President; Mr. Steve M. Westbrook, Secretary; Dr. Henry J. Boehm, Jr., Mr. Douglas R. Borchardt, and Mr. Norwood Lange.

Board members not present: Mr. L.J. Lacina, Jr.

Members of the College staff in attendance were: Dr. Daniel J. Holt, President; Dr. Robert Brick, Dr. John D. Harris, Dr. Debra R. LaCour, and Dr. Van Miller, Vice Presidents; Ms. Cathy Boeker, Executive Administrator of External Affairs; Ms. Karen Anglin, Mr. Mark Bernier, Mr. Tom Brazzel, Ms. Amanda Clark, Ms. Leslie Ellis, Ms. Jennifer Garcia, Mr. Kevin Goss, Mr. Ted Hajovsky, Mr. Robert Henrichsen, Ms. Julie Maass, Mr. Gus Mutscher, Mr. James Nabors, Mr. Richard O’Malley, Dr. Milton Radke, Mr. Michael Schaefer, Mr. Jeff Tilley, and Ms. Ann Weir.

Also registered as in attendance were: Mr. Alan Nieschwietz, Brenham Banner-Press; and Mr. J.D. Young, Faith Mission.

ITEM 1. CALL MEETING TO ORDER, INVOCATION AND PLEDGE TO THE AMERICAN AND TEXAS FLAGS

The meeting was called to order by Mr. Kenjura. The pledge was led by Mr. Kenjura and the prayer was given by Mr. Westbrook.

ITEM 2. PUBLIC COMMENT

There was no public comment.

ITEM 3. REVIEW OF FINANCIAL STATEMENT AND LIST OF CHECKS FOR THE PERIOD ENDING MAY 31, 2010

Dr. Miller reviewed the five percent appropriation reduction mandated by the State of Texas (a copy of the memorandum from the Texas Higher Education Coordinating Board directing the five percent reduction is attached and made a part of these Minutes). Dr. Miller reviewed the financial statement and list of checks for the period ending May 31, 2010 (copies of the financial statement and list of checks are attached and made a part of these Minutes).
CONSENT AGENDA ITEMS:

ITEM 4. REVIEW AND ACTION TO APPROVE MINUTES FOR THE MAY 18, 2010, REGULAR MEETING, AND FOR THE MAY 25, 2010, SPECIAL MEETING

ITEM 5. REVIEW AND ACTION TO ACCEPT A DONATION OF HOSPITAL BED AND IV PUMPS TO BE UTILIZED FOR INSTRUCTION BY THE ASSOCIATE DEGREE NURSING PROGRAM

ITEM 6. REVIEW AND ACTION TO ACCEPT A DONATION OF AIR CONDITIONING UNIT AND REFRIGERANT RECOVERY UNIT TO BE UTILIZED FOR INSTRUCTION BY THE HVAC PROGRAM

ITEM 7. REVIEW AND ACTION TO REVISE BOARD POLICIES:

(A) FDE (LOCAL): STUDENT WELFARE - FREEDOM FROM DISCRIMINATION, HARASSMENT, AND RETALIATION
(B) BBG (LOCAL): BOARD MEMBERS - COMPENSATION AND EXPENSES
(C) DEE (LOCAL): COMPENSATION AND BENEFITS - EXPENSE REIMBURSEMENT
(D) FK (LOCAL): STUDENT ACTIVITIES

ITEM 8. REVIEW AND ACTION TO AUTHORIZE THE ADMINISTRATION TO SEEK AND AWARD REQUESTS FOR PROPOSALS (RFP) FOR SURVEY SOFTWARE TO BE USED IN THE OFFICE OF INSTITUTIONAL RESEARCH AND EFFECTIVENESS

ITEM 9. REVIEW AND ACTION TO AUTHORIZE THE ADMINISTRATION TO SEEK AND AWARD BIDS FOR GROCERY AND FROZEN PRODUCTS, MEAT AND PROCESSED MEAT, MILK PRODUCTS, AND BREAD PRODUCTS FOR THE PERIOD OF SEPTEMBER 1, 2010 – FEBRUARY 28, 2011

ITEM 10. REVIEW AND ACTION TO AUTHORIZE THE ADMINISTRATION TO SEEK AND AWARD BIDS FOR FOOTBALL, VOLLEYBALL, BAND, CHEER, AND DANCE BUS TRAVEL FOR THE PERIOD OF SEPTEMBER 1, 2010 - DECEMBER 31, 2010

ITEM 11. REVIEW AND ACTION TO AUTHORIZE THE ADMINISTRATION TO AWARD RFP 083 SOFTWARE CONTAINING STUDENT HOUSING AND DISCIPLINARY FUNCTIONALITY

ITEM 12. REVIEW AND ACTION TO AUTHORIZE THE ADMINISTRATION TO SEEK AND AWARD BIDS FOR SIMULATION EQUIPMENT TO BE USED FOR THE BLINN COLLEGE ASSOCIATE DEGREE NURSING PROGRAM
ITEM 13. REVIEW AND ACTION TO AUTHORIZE THE ADMINISTRATION TO SEEK AND AWARD BIDS FOR PEST CONTROL ON THE BRENHAM AND BRYAN CAMPUSES

ITEM 14. REVIEW AND ACTION TO AWARD A CONSTRUCTION CONTRACT TO THE CONTRACTOR SELECTED THROUGH THE COMPETITIVE SEALED PROPOSAL PROCESS FOR THE CPC REMODELING PROJECT

ITEM 15. REVIEW AND ACTION TO AUTHORIZE THE ADMINISTRATION TO SEEK AND AWARD BIDS FOR THE CONSTRUCTION OF THE IRRIGATION AND LANDSCAPING SYSTEMS REQUIRED FOR THE A.W. HODDE, JR. TECHNOLOGY TRAINING CENTER

On a motion by Dr. Boehm, seconded by Mr. Westbrook, the Board voted to approve the CONSENT AGENDA ITEMS: ITEM 4 - Minutes for the May 18, 2010, Regular Meeting, and for the May 25, 2010, Special Meeting; ITEM 5 - Donation of Hospital Bed and IV Pumps to be Utilized for Instruction by the Associate Degree Nursing Program (copies of the Blinn College Donation Forms are attached and made a part of these Minutes); ITEM 6 - Donation of Air Conditioning Unit and Refrigerant Recovery Unit to be Utilized for Instruction by the HVAC Program (copies of the Blinn College Donation Forms and pictures are attached and made a part of these Minutes); ITEM 7 - Revisions to Board Policies: FDE (Local): Student Welfare: Freedom From Discrimination, Harassment, And Retaliation, BBG (Local): Board Members - Compensation And Expenses, DEE (Local): Compensation And Benefits - Expense Reimbursement, and FK (Local): Student Activities (copies of the revised policies are attached and made a part of these Minutes); ITEM 8 - Administration to Seek and Award Requests For Proposals (RFP) for Survey Software to be Used in the Office of Institutional Research and Effectiveness; ITEM 9 - Administration to Seek and Award Bids for Grocery and Frozen Products, Meat and Processed Meat, Milk Products, and Bread Products for the Period of September 1, 2010 - February 28, 2011; ITEM 10 - Administration to Seek and Award Bids for Football, Volleyball, Band, Cheer, and Dance Bus Travel for the Period of September 1, 2010 - December 31, 2010; ITEM 11 - Administration to Award RFP 083 for Software Containing Student Housing and Disciplinary Functionality to Adirondack Solutions for $44,500.00 (a copy of the Bid Summary for RFP 083 is attached and made a part of these Minutes); ITEM 12 - Administration to Seek and Award Bids for Simulation Equipment to be Used for the Blinn College Associate Degree Nursing Program; ITEM 13 - Administration to Seek and Award Bids for Pest Control on the Brenham and Bryan Campuses; ITEM 14 - Administration to Award a Construction Contract to Milleco Construction, Inc., the Contractor Selected Through the Competitive Sealed Proposal Process for the CPC Remodeling Project, for $194,324.00 (a copy of the Bid Tabulation Sheet is attached and made a part of these Minutes); and ITEM 15 - Administration to Seek and Award Bids for the Construction of the Irrigation and Landscaping Systems Required for the A.W. Hodde, Jr. Technology Training Center as presented by the Administration.

PUBLIC HEARING ON DISPOSAL OF SALVAGE PROPERTY:

ITEM 16. PUBLIC HEARING ON THE PROPOSED DISPOSAL OF SALVAGE PROPERTY OF DISASSEMBLED METAL BUILDING AND CARPORT TO FAITH MISSION HELP CENTER, INC.
Mr. Kenjura opened the Public Hearing at 7:12 p.m. (a copy of the Notice of Public Hearing, which was published in the June 13, 2010, Edition of the Brenham Banner-Press, is attached and made a part of these Minutes). No one addressed the Board.

OTHER ACTION ITEMS:

ITEM 17. REVIEW AND ACTION TO ADOPT A RESOLUTION RELATING TO THE DISPOSAL OF SALVAGE PROPERTY OF DISASSEMBLED METAL BUILDING AND CARPORT

Mr. Kenjura read aloud a Resolution relating to the disposal of salvage property (the Resolution Relating to the Disposal of Salvage Property is attached and made a part of these Minutes). This Resolution will allow for the transfer of ownership of a disassembled metal building and carport from Blinn College to Faith Mission.

On a motion by Dr. Boehm, seconded by Mr. Lange, the Board voted to Adopt the Resolution Relating to the Disposal of Salvage Property.

ITEM 18. REVIEW AND ACTION TO AUTHORIZE THE ADMINISTRATION TO ACCEPT THE GUARANTEED MAXIMUM PRICE AND AMEND THE CMAR CONTRACT FOR THE METAL FRAMING FOR THE AGRICULTURAL SHOP PROJECT, WITH COLLIER CONSTRUCTION, INC.

Mr. O’Malley described the process for constructing the site for the Agricultural Complex and the construction of the Agricultural Shop. Mr. O’Malley distributed alternatives to the board for a metal building frame (a copy of the metal building frame alternative is attached and made a part of these Minutes). Mr. O’Malley responded to questions from the Board. Dr. Boehm expressed his desire to award bids to local businesses whenever possible.

On a motion by Mr. Toubin, seconded by Mr. Westbrook, the Board voted to Authorize the Administration to Accept the Guaranteed Maximum Price of $131,913.00 and Amend the CMAR Contract for the Metal Framing for the Agricultural Shop Project with Collier Construction, Inc., contingent upon the Property Exchange Closing.


Mr. O’Malley reviewed the need for a Resolution to authorize the Board President to sign deeds and other pertinent documents related to the proposed land exchange for the Agricultural Complex. Mr. Kenjura read aloud the Resolution (the Resolution Authorizing Blinn College to Exchange Land and Surveyor Certificates for both parts of the exchange are attached and made a part of these Minutes).

Mr. Toubin would like the Administration to investigate the possibility of Liability Insurance for Leased College Land.

On a motion by Dr. Boehm, seconded by Mr. Borchardt, the Board voted to Adopt the Resolution Authorizing the Blinn College Board of Trustees, Board President to Sign the Deeds and Other Pertinent Documents in Reference to the Exchange of a 7.200 Acre Tract of Land Situated in the City of Brenham, Washington County, Texas out of the Phillip Coe Survey A-31 and being a Portion of Lot 1, Block, I of the Blinn College Saeger Street Subdivision as Recorded in Plat Cabinet File Nos. 451 B and 452 A of the Plat Records of Washington County, with a 7.200 Acre Tract of Land Owned by Gregory E. Appel and John J. Appel Rental Partnership and being a Parcel of Land Situated in the City of Brenham, Washington County, Texas out of the Phillip Coe Survey A-31 and being a Portion of the Tract of Land Called 45.885 Acres in a Deed Dated March 16th, 2007, from Janice G. Wehring, Independent Executrix of the Estate of Gus Anton Wehring, Deceased, and Janice Grissom Wehring as presented by the Administration.

REPORTS, ANNOUNCEMENTS, AND OTHER NON-ACTION ITEMS:

ITEM 20. REPORTS:

• BUILDINGS AND GROUNDS

Mr. Richard O’Malley was available for questions regarding the written Buildings and Grounds Report (a copy of the Buildings and Grounds Report is attached and made a part of these Minutes). No questions were presented.

Schulenburg Campus:

Air conditioning replacement project for the A/V video conferencing rooms: bid on April 6th. The air conditioning units have been installed, the contractor is completing punch list items, and according to the Schulenburg instructors, the project has been successful.
Bryan Campus:

CPC remodel: this is the elevator project in the CPC Building. The project will also include some remodeling for recruiting offices on the first floor. The variance request for the Limited Use/Limited Application Elevator received written approval on May 12th. Bids were received on June 8th, and Milleco Construction was the successful bidder and if the contract is awarded at the board meeting on June 15th, he will start construction right away.

Administration/Classroom Remodel: this project is still waiting on several punch list items to be completed by the contractor (Merrell Construction, Inc.). The punch list items have not been a deterrent to the functionality of the remodeled space, and we have not processed any pay requests from the contractor since substantial completion. This project is continuing to drag on; it may be time to consider some of our other options to get this project closed out.

Allied Health HSC Campus: we have been working with the developer and the architect in designing our space. The Design Development meetings are complete and the architect is completing the construction drawings for the building. According to the developer, the build-out for our space is going to cost $45.00 per square foot to complete. This amount is all a cost to the developer, but there are several specialty items that Blinn will be responsible for in order to complete the space. These items include, but are not limited to, the lead lined walls for the Radiation Technology, Surgery Technology scrub sinks, unistrut/steel equipment supports, Tele/Data & A/V cabling and wiring, folding partitions, Sim Labs plumbing fixtures, headwalls, bed lights, a re-configuration of the public restrooms, etc. Once all these items have been identified and quantified, along with the additional equipment and furniture needs for the space, we will be presenting the Board with an itemized list and cost. In conjunction with determining the Furniture, Fixture, and Equipment (F.F. & E.) needs for this space, we are actively searching for Federal and State Grant funds to assist with these expenses. The project has started construction and a tentative dedication for this building is set for July 22nd.

Building E (Student Center): this is a multi-phase project designed to enhance the student services offered on the Bryan Campus. The project is presently in the discussion stage with the Administration and needs to move along to the planning, programming, design, and construction phases. The discussion within the Administration has centered on remodeling the first floor space into areas more adaptable to student activities and adding a third food vendor. With the hiring of an architect, we can move beyond the discussion and into the subsequent phases. I am strongly considering Morris Architects, Inc., for this project. The lead consultant from Morris would be Oza Bouchard. Oza has some history with Blinn and he and this firm have the experience I am looking for in the design of student union centers. The first task will be a "Student Center Master Plan". Once the master plan is complete, we will present our findings to the Board and seek additional authorizations for the design and construction phases.
Parking Lot: I will be scheduling meetings soon with the Police Chief, and our Emergency Management personnel to discuss the overflow parking needs for the fall semester. Last year, the plan worked well and we will discuss how we can continue to improve the parking needs for the first few weeks of each semester.

Landscaping/Signage: there is a need to enhance the landscaping at the new Administration Building and in the area of the Transfer Center. Additionally, signage needs to be improved at these locations and we need to improve the evacuation signage in all buildings. I will be working on a cost estimate for these improvements for consideration in next year’s budget.

Kinesiology (Physical Fitness Building): presently this is taught off-campus at a rental space located at 3608 Old College Avenue. This lease expires at the end of 2010, and the building has a new owner. We are presently looking for an improved space for this program.

Workforce/Dental Hygiene: these programs are located in the Post Office Campus Building, 301 Post Office Street. There has been a request that when the RadTech Program relocates to the new HSC/Allied Health Building that the space made available by this move could be used to expand the workforce and dental hygiene programs. I will be working on cost estimates to expand their respective spaces.

Building H (presently, the Allied Health Building): in the fall of 2011, this space will become available for additional classroom and faculty offices. I will be working on cost estimates for an update and remodel of this space into classrooms.

Brenham Campus:

Parking Lot/Striping Plan: the parking lot project bid on April 15th. This will resurface the parking lots at the Band Hall and Solons Hall. A pre-construction conference was held on May 18th on the parking lot paving project and construction will start June 21st. The parking lot and curb stripping plan has been put on hold for this summer.

Student Housing: the schematic design has been approved by the Board and the architects are presently completing the construction documents. The schedule for this project is as follows: Design Complete - June 28th, Bid Opening - July 28th, Award Construction Contract - August 3rd (tentative special meeting date).

Central Plant (chiller #2): is a 500-ton chiller being replaced in the central plant. The new chiller has been installed and has been brought on-line. According to the HVAC Facility Staff, the new unit is working very well and we should see improved efficiencies from an operating standpoint. The Central Plant is still an ongoing concern of the Facility Staff. Our plan, once chiller #2 has been replaced and is working, is to continue operating with the temporary chiller for another month or at least long enough to complete an investigation of chiller #3. This chiller is a 500-ton chiller as well, and because of chiller #2 not being available for the last six months, we have not been able to check the condition of chiller
#3. Hopefully, chiller #3 will pass inspection and be available for use for a few more years, but we need to be prepared for a replacement chiller in the near future.

Band Hall: this project is in design and should be ready to bid in late August. We have held several programming meetings with the staff to develop the schematic design. The design team met with the Facility Staff, IT staff, and the Program Directors on May 12th. The project is on schedule to go out for bids.

Agricultural Facility: the location of this facility was decided at the Special Board Meeting on April 8th. The proposed facility will be located on Old Mill Creek Road, adjacent to the phase two apartments. We have hired an architect (Cutright and Allen, Inc.), a civil engineering firm (Jones and Carter, Inc.), and a Construction Manager at Risk (Collier Construction). We held a design development meeting on May 12th with the Design Team, the Facility Directors, and the Program Directors. The first order of business is to settle on a building orientation and a floor plan for the first building, which should be completed by May 19th. The orientation, size, and floor plan have all been decided by the Design Team, Facility Directors, and Program Directors for the Agricultural Shop Building. This building is approximately 11,000 square feet, and will house the welding, small engine repair, woodworking, and cad drafting programs for Blinn College. The Agricultural Classroom Building, which will house the balance of the Agriculture Curriculum currently being taught by Mr. Pierce and his team, will be studied once we have completed the design of the Agricultural Shop Building. The complete package for the Agricultural Shop Building will be out for bids by June 28th; the project will bid on July 14th; and be awarded at the July 20th Board meeting. The schedule is to complete the Agricultural Shop building by January 5th, 2011, and be in operation for the spring semester. The Agricultural Classroom building will start the floor plan design in late June, be out for bids in late August, and be awarded at the September Board meeting. The schedule is to complete the Agricultural Classroom Building by August 2011, and be in operation for the 2011 fall semester. The closing for the exchange of property between Blinn and the Appel Family Partnership is scheduled for Friday, June 18th.

Star of Republic Museum: the chiller component of the HVAC system at the Museum has reached it useful life. We will be going out for bids on this project in June.

Campus Clinic: developing a handicap access route to the building and developing a handicap entrance into the facility.

Campus Parking Plan: developing a parking plan for students and faculty. This project is being completed in conjunction with the striping plan previously discussed.

Campus Wide Fiber Extensions: working with our IT Group and Jones and Carter to develop construction plans to extend fiber/data lines to the proposed student housing, agricultural facility, and band hall.
Geotechnical Survey (Terracon Consultants, Inc.) has been hired to perform a soil investigation for the structural design of the student housing, agricultural facility, and music facility. Once an orientation for the Agricultural Buildings have been identified, Terracon will remobilize and provide the geotechnical analysis needed for the slab design.

Dorms: will be doing several dorm touch-up painting projects throughout the summer.

- **ENROLLMENT AND HOUSING OCCUPANCY FOR SUMMER I**

  Ms. Julie Maass reviewed the Summer I Enrollment Report (a copy of the Summer I Enrollment Report is attached and made a part of these Minutes). Dr. Holt asked Julie for the percentage increase in enrollment when Minimester is included. She responded 9%.

  Ms. Ann Weir gave the Summer I Housing Occupancy Report, which showed a decrease in occupancy (a copy of the Summer I Housing Occupancy Report is attached and made a part of these Minutes). Ms. Weir responded to questions from the Board.

**ITEM 21. ADMINISTRATIVE ANNOUNCEMENTS:**

- **UPCOMING EVENTS**

  Dr. Holt announced the following (a copy of the Administrative Announcements are attached and made a part of these Minutes):

  A) Washington County Historical Juneteenth Association Annual Parade - Saturday, June 19, 10:30 a.m.
  B) Board Budget Workshop - Wednesday, June 23, 5:30 p.m.
  D) Texas Association of Community Colleges Annual Summer Conference for Presidents - July 7-9, Kerrville, TX.
  E) Regular Board Meeting - Tuesday, July 20, 7:00 p.m.
  F) Texas A&M Health Science Center Groundbreaking and Dedication - July 22, 11:30 a.m.

  The meeting was recessed for a break at 7:35 p.m.

**ITEM 22. RECESS FOR CLOSED SESSION (AS AUTHORIZED BY GOV'T. CODE, SEC. 551.101)**

The public was recessed for a closed session at 7:38 p.m.
CLOSED SESSION:

ITEM 23. CLOSED SESSION:

(A) EVALUATION AND EMPLOYMENT OF PERSONNEL (GOV'T. CODE, SEC. 551.074)
(B) DISCUSSION OF POSSIBLE PURCHASE, EXCHANGE OR LEASE OF REAL PROPERTY IN BRENNHAM, BRYAN, SCHULENBURG, AND SEALY (GOV'T. CODE, SEC. 551.072)

ITEM 24. RECONVENE PUBLIC SESSION

The public session was reconvened at 9:17 p.m.

ADDITIONAL ACTION ITEMS:

ITEM 25. ACTION ON CLOSED SESSION ITEMS:

(A) REVIEW AND ACTION ON FACULTY AND PROFESSIONAL STAFF CONTRACTS
(B) REVIEW AND ACTION TO PURCHASE, EXCHANGE OR LEASE REAL PROPERTY IN BRENNHAM, BRYAN, SCHULENBURG, AND SEALY

On a motion by Dr. Boehm, seconded by Mr. Westbrook, the Board voted to employ new Faculty and Professional Staff on one-year contracts for the 2010-2011 school year, to employ faculty for the Summer I 2010 semester, and to employ part-time faculty for the Summer I and II semesters (copies of the lists of persons employed are attached and made a part of these Minutes).

ITEM 26. ADJOURNMENT

On a motion by Mr. Borchardt, seconded by Dr. Boehm, the Meeting was adjourned at 9:18 p.m.

Mr. Atwood C. Kenjura
President

Mr. Steve M. Westbrook
Secretary